WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/14/08 16:00 2 pgs
Fees:13.00 Taxes:917.60
20080414-0037831

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

File No.: 2008030019

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $248,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of March, 2008

Notary Public

MY COMMISSION EXPIRES: 01/24/2009

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
CLG Title and Escrow Services, LLC
1222 16th Avenue South, Ste 10, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Whitley A. Setrakian and Alan W. Hill	Countrywide Bank, FSB	061-08-0-102.00
(NAME)	(NAME)	
4613 Camellia Place	1520 Memorial Blvd	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, Lannie B. Holland and wife, Dianne H. Holland, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Whitley A. Setrakian and husband, Alan W. Hill, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 3 and the south triangular part of Lot No. 2 on the Map of George C. Nolan's Subdivision of a 10-acre tract in the 11th District of Davidson County Tennessee. and partly described from a survey of James A. Hamilton, Jr., September 4, 1950, as follows:

Beginning at an iron pin in the west margin of Camellia Place, formerly Newton Avenue, 147.5 feet south of the southwest corner of said Place and Log Cabin Road; thence westerly 217.28 feet to an iron pin at the southwest corner of Lot No. 2; thence along the rear line of Lot No. 3 south 6-3/4 degrees East 100 feet to the corner of Lots No. 3 & 4; thence with the line between said lots easterly 220 feet to the westerly margin of Camellia Place; thence with said Place, northerly 128 feet to the beginning.

Being the same property conveyed to the Grantors of record in Book 10422, Page 852, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 4613 Camellia Place, Nashville, TN 37216
(House Number) (Street) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 17th day of March, 2008.

Lannie B. Holland

Dianne H. Holland

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Lannie B. Holland and Dianne H. Holland, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this the 17th day of March, 2008.

Notary Public

My Commission Expires 01/24/2009

RETURN TO:

CLG Title and Escrow Services, LLC
1222 16th Avenue South, Ste 10
Nashville, TN 37212